

041.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

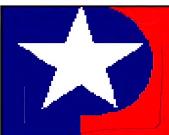
948,700 / 948,700

USE VALUE:

948,700 / 948,700

ASSESSED:

948,700 / 948,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88		RAWSON RD, ARLINGTON

Legal Description		User Acct
		27651
GIS Ref		
GIS Ref		
Insp Date		11/10/18

## OWNERSHIP

Unit #:

Owner 1: ABRAHAMIAN SETA	
Owner 2:	
Owner 3:	

Street 1: 418 OLD CONNECTICUT PATH

Street 2:

Twn/City: WAYLAND

St/Prov: MA Cntry Own Occ: Y

Postal: 01778 Type:

## PREVIOUS OWNER

Owner 1: KUNDAKJIAN SETA -

Owner 2: ABRAHAMIAN GEVORG -

Street 1: 5 BOSTON AVENUE #B

Twn/City: MEDFORD

St/Prov: MA Cntry

Postal: 02155

## NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

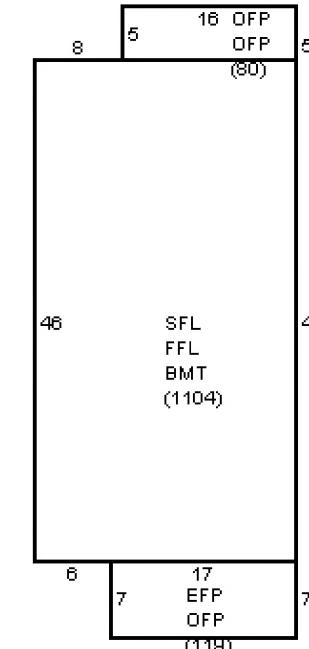
Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

SCUTTLE.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	10	4	

**RES BREAKDOWN**

Rate	Parcel ID	Typ	Date	Sale Price

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.99980003
Adj \$ / SQ:	202.557
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628047
Depreciation:	116817
Depreciated Total:	511230
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	511200
Before Depr:	202.56
Val/Su Net:	137.79
Val/Su SzAd	231.52

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

041.0-0001-0013.0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	1,104	60.770	67,087						
FFL	First Floor	1,104	202.560	223,623						
SFL	Second Floor	1,104	202.560	223,623						
OPP	Open Porch	279	22.410	6,252						
EFP	Enclos Porch	119	50.090	5,961						
Net Sketched Area:					Total:					
Size Ad	2208	Gross Area	3710	FinArea	2208					

**SUB AREA DETAIL****IMAGE**

AssessPro Patriot Properties, Inc